



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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October 22, 2019

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON PROJECT NO. 2015-03108-(1)  
ADVANCE PLANNING NO. 201500010  
ZONE CHANGE NO. 201500010  
ENVIRONMENTAL ASSESSMENT NO. 201500225  
APPLICANT: LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING  
CITY TERRACE, EAST LOS ANGELES,  
EAST SIDE UNIT NO. 1, 2, AND 4 ZONED DISTRICTS  
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

## **SUBJECT**

The East Los Angeles Zoning Consistency Update (Project) consists of changes to the zoning and land use policy categories to a total of 120 parcels within the East Los Angeles Community Plan area to bring zoning and land use policy into conformance with each other.

## **IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the Project will not have a significant effect on the environment and indicate its intent to adopt the Negative Declaration (Environmental Assessment No. 201500225);
2. Indicate its intent to adopt the attached Resolution to approve the Project (Advance Planning No. 201500010, Zone Change No. 201500010) consisting of the zone



change and plan amendment as recommended by the Regional Planning Commission (Commission); and

3. Instruct County Counsel to prepare the final documents necessary to adopt Project No. 2015-03108-(1) including Advance Planning No. 201500010, Zone Change No. 201500010, and Environmental Assessment No. 201500225 and bring it back to the Board of Supervisors (Board) for final consideration.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This Project corrects inconsistent land use designations within the East Los Angeles Community Plan area. To clarify: Land Use Policy is the intent and extent of how land is developed; and Zoning are the rules, regulations, and permits needed to develop the land. The Project does not include the area within the East Los Angeles Third Street Specific Plan. Zoning and land use policy within the East Los Angeles Third Street Specific Plan area were updated in 2014 with the adoption of the Specific Plan.

The Project corrects inconsistencies between the zoning and land use categories on 120 parcels. As of now, parcels with inconsistencies would require businesses and property owners to go through a zone change or plan amendment to upgrade or make changes on their properties. The proposed updates would allow property owners to make modifications without zone changes or plan amendments. The update is correcting inconsistencies that may have resulted from previous conversion of printed maps to parcel-specific Geographical Information Systems (GIS) maps.

The Project reviewed existing land use policy, zoning, and existing use on the subject properties and within their vicinity to inform the recommended changes to achieve consistency. Zone changes are proposed to match the existing land use category, existing use, or surrounding zoning pattern. Land use policy changes are proposed to match zoning, existing use, or surrounding land use policy. Staff also considered and attempted to minimize instances with non-conforming uses, spot zoning, and spot land use policy. The proposed changes are not an intensification over what is already allowed by zoning or land use policy.

The zoning of 78 parcels will be updated to be consistent with the East Los Angeles Community Plan land use categories. The land use category of 42 parcels will be updated to be consistent with existing zoning. A staff workgroup made up of representatives from the Zoning Enforcement and Zoning Permits Sections, analyzed each of the parcels to determine the appropriate zoning or land use category changes. The workgroup reviewed existing land use categories, zoning and use on the subject properties and its vicinity to ensure the recommended changes are consistent with surrounding zoning and land use patterns.

### **Implementation of Strategic Plan Goals**

The Los Angeles County (County) 2016-21 Strategic Plan provides direction to ensure that the County's efforts are aligned with the Board's priorities. The Project promotes **Goal II, Foster Vibrant and Resilient Communities**. Currently, parcels with inconsistent zoning and land use may be subject to a zone change or plan amendment, which makes it difficult for property owners to develop or make improvements. This Project will streamline project review and reduce cost/time for applicants by correcting the inconsistencies, enabling owners to apply for improvements without also needing to obtain a zone change or plan amendment.

### **FISCAL IMPACT/FINANCING**

The adoption of the Project will not result in the need for additional departmental staffing. The Project eliminates the need for a zone change or plan amendment application on certain properties; therefore, the implementation of the Project will not result in significant new costs to the Department of Regional Planning (Department) or other County departments. Therefore, a request for financing is not being made at this time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

#### **Project Outreach and Engagement**

A Department cross-division working group held weekly meetings between July and October 2017 to review proposed zone changes and plan amendments across divisions and offer recommendations. Attendees included planners from the Zoning Enforcement Section and Current Planning and Advance Planning Divisions.

An open house was held on March 30, 2019, at the East Los Angeles Library to provide information on the Project and 25 attendees were present. Other County departments were also present to provide information on their efforts in East Los Angeles, including the Departments of Public Health, Public Works, and Parks and Recreation. A project briefing was also provided to the East Los Angeles Chamber of Commerce on July 26, 2017, and at the Maravilla Community Advisory Committee on March 5, 2019.

On July 2, 2018, letters were sent to properties affected by the recommended changes, informing each of the intent to change either the zoning or plan category and giving each property owner the opportunity to voice their concerns or objections. No objections were received.

### Regional Planning Commission Public Hearing

On July 31, 2019, the Commission conducted a public hearing to consider the approval of the Project. Staff sent 12,859 public hearing notices to all property owners in the East Los Angeles Community Plan area. Two speakers testified at the hearing. One speaker testified to ask for an alternative zone change and plan amendment. Another speaker cited several quality of life issues, including parking, trash, and gangs. There were no other speakers. After the testimony, the Commission closed the public hearing, approved the Negative Declaration, and approved the Resolution recommending approval of the Project to the Board. All five Commissioners (Smith, Louie, Shell, Moon, and Modugno) were present. The project was unanimously approved by the Commission.

### Legal Requirements

A public hearing by the Board is required for this Project, pursuant to Section 22.232.040 B. of the County Code and Section 65856 of the California Government Code. The required notice must be given pursuant to the procedures and requirements set forth in Section 22.222.120.B.2 of the County Code. These procedures exceed the minimum standards of California Government Code Sections 6061, 65090 and 65856 related to Notice of Public Hearing.

### **ENVIRONMENTAL DOCUMENTATION**


An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA). The initial study concluded that the Project will not have a significant effect on the environment as the Project is a proposal to bring zoning and land use category into conformance and did not result in intensification of what was already allowed or intended. The proposed changes either reflected the existing land use or what was allowed already by existing zoning or what was already intended by existing land use category. Based on the Initial Study, staff prepared a Negative Declaration for this Project, finding that the proposed zone changes and plan amendments will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Project will not significantly impact County services. The cleanup of inconsistent zoning and land use categories improve customer service by eliminating the need for property owners or businesses to file a zone change or plan amendment application that would have triggered by the inconsistency.

For further information, please contact Norman Ornelas Jr. of the Community Studies East Section at (213) 974-6425 or [nornelas@planning.lacounty.gov](mailto:nornelas@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

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Attachments:

- Draft Ordinance, as approved by Regional Planning Commission
- Project Summary
- Regional Planning Commission Resolution
- Environmental Determination
- GIS Maps
- Regional Planning Commission Hearing Package

c:     Executive Office, Board of Supervisors  
         Assessor  
         Chief Executive Office  
         County Counsel  
         Public Works